

AMENDMENT NO. XXX TO THE OFFICIAL PLAN OF THE BURLINGTON PLANNING AREA

CONSTITUTIONAL STATEMENT

The details of the Amendment, as contained in Part B of this text, constitute Amendment No. XXX to the Burlington Official Plan.

PART A – PREAMBLE

1. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment introduce a site specific provision that permit the redevelopment of the Subject Lands to include a twenty-seven (27) storey residential mixed use building containing 150 dwelling units and grade related retail/commercial units.

2. SITE AND LOCATION

The Subject Lands municipally addressed as 2107- 2119 Old Lakeshore Road and 2114 Lakeshore and are 0.2 hectares in area.

3. BASIS FOR THE AMENDMENT

- a) The proposed Amendment is consistent with the Provincial Policy Statement (PPS) and the Growth Plan for the Greater Golden Horseshoe (Growth Plan).
- b) The proposed Amendment better implements the direction of the PPS and Growth Plan than the existing Official Plan policies.
- c) The proposal conforms to the Halton Region Official Plan and the Official Plan for the Burlington Planning Area;
- d) The proposal can be adequately serviced and does not create any impacts to the existing site and surrounding area;
- e) The proposal is well-served by existing community infrastructure including public transit, bike lanes, parks, schools, places of worship and an art gallery; and,
- f) The proposal is in keeping with the character of the neighbourhood and provides an opportunity for intensification within the Downtown Urban Growth Centre.

PART B – THE AMENDMENT

1. DETAILS OF THE AMENDMENT

The text of the Official Plan of the Burlington Planning Area is amended by replacing Policy 5.5.7.2 k) in Part III its entirety with the following:

"k) Notwithstanding Part II, Section 3.3.2 c) and Part VII, Table 2 – Road Allowances, a further road widening along Lakeshore Road shall not be required and notwithstanding Part III, Subsection 5.5.7.2 b) and d) of this Plan, for the lands described as 2107- 2119 Old Lakeshore Road and 2114 Lakeshore Road, the maximum height of buildings shall be 27 storeys and 96 metres, exclusive of mechanical penthouse. "

2. INTERPRETATION

The Official Plan Amendment shall be interpreted in accordance with the "Interpretation" policies of Part VI Implementation, Section 3.0 Interpretation, of the Official Plan of the Burlington Planning Area.

3. IMPLEMENTATION

The Official Plan Amendment will be implemented in accordance with the "Implementation" policies of Part VI of the Official Plan of the Burlington Planning Area.